82± Acres of Opportunity Near Monroe, LA
788 Prairie Rd
Monroe, LA 71202

$219,000
82± Acres
Ouachita County







MORE INFO ONLINE:

https://americas.land/

SUMMARY

Address
788 Prairie Rd

City, State Zip
Monroe, LA 71202

County
Ouachita County

Type
Hunting Land, Recreational Land, Undeveloped Land, Ranches, Horse Property, Farms, Lot, Timberland

Latitude / Longitude
32.433626 / -92.057271

Taxes (Annually)
$220.52

Acreage
82

Price
$219,000

Property Website
americas.land







PROPERTY DESCRIPTION

Discover 82± acres of versatile land in Ouachita Parish, Louisiana, just minutes from Monroe's shopping, dining, healthcare, and everyday conveniences. Comprising two separate assessor parcels (Parcel IDs 57817 and 57818), this property offers exceptional flexibility. With a clean slate, you can build a private country estate, establish a family or multigenerational homestead, raise horses or cattle, start your own hobby farm, create a hunting and recreational retreat, hold it as an investment, or do all the above.

Location & Infrastructure: Conveniently located on paved Prairie Road (LA Highway 841), approximately five miles from Pecanland Mall and Sam's Club, this tract combines peaceful country living with quick access to city amenities. With more than 600 feet of paved road frontage, electricity and community water already on site, existing fencing, and interior roads and trails, the property offers a strong starting point for a variety of uses.

Homesite & Cleared Acreage: One of its most appealing features is a scenic potential homesite situated beyond an approximately 1.3-acre pond. Roughly eight acres have recently been cleared, providing an inviting, open setting with scattered mature shade trees and ample room for a custom home, barndominium, workshop, barn, or garden. Immediately west of this area are an additional five or more acres that could also be cleared relatively easily, giving you the option to expand the open ground into approximately 13 contiguous acres or more. The pond also offers potential for improvement or enlargement.

Woodlands, Water & Recreation: Beyond the open acreage, expansive woodlands provide privacy, wildlife habitat, and year-round outdoor recreation. Whitetail deer, small game, and other wildlife make this an appealing setting for hunting and nature enthusiasts. More than 2,100 feet of Raccoon Bayou winds through the property, adding natural character and a year-round water source for livestock and wildlife. Previously used for cattle and livestock, the tract also features existing perimeter and cross-fencing (barbed-wire and electric), while interior roads and trails make it easy to enjoy ATV riding, horseback riding, hiking, and hunting in your own slice of Sportsman's Paradise.

Your Country Vision: Imagine building your dream home beneath mature shade trees, enjoying peaceful mornings overlooking your land, riding horses or ATVs along wooded trails, or spending an afternoon hunting or simply nature-watching. With room to roam, opportunities to expand the cleared acreage, and convenient access to Monroe, this is your chance to claim a versatile piece of property and make it your own.

Flood Zone & Restrictions: Much of the potential homesite area is mapped within FEMA shaded Zone X (0.2% annual-chance flood hazard). Located in unincorporated Ouachita Parish with no parish-wide zoning or known building restrictions, buyers are still encouraged to research permitted uses, pond modification requirements, or any other development plans they might have.

Additional Investment Consideration: Louisiana Economic Development identifies Census Tract 106.05 (GEOID 22073010605) as a designated Rural Qualified Opportunity Zone under the Opportunity Zones 2.0 program, effective January 1, 2027. Qualifying investments may be eligible for federal tax incentives through a Qualified Opportunity Fund. Buyers should consult qualified tax and legal advisors about eligibility and requirements.

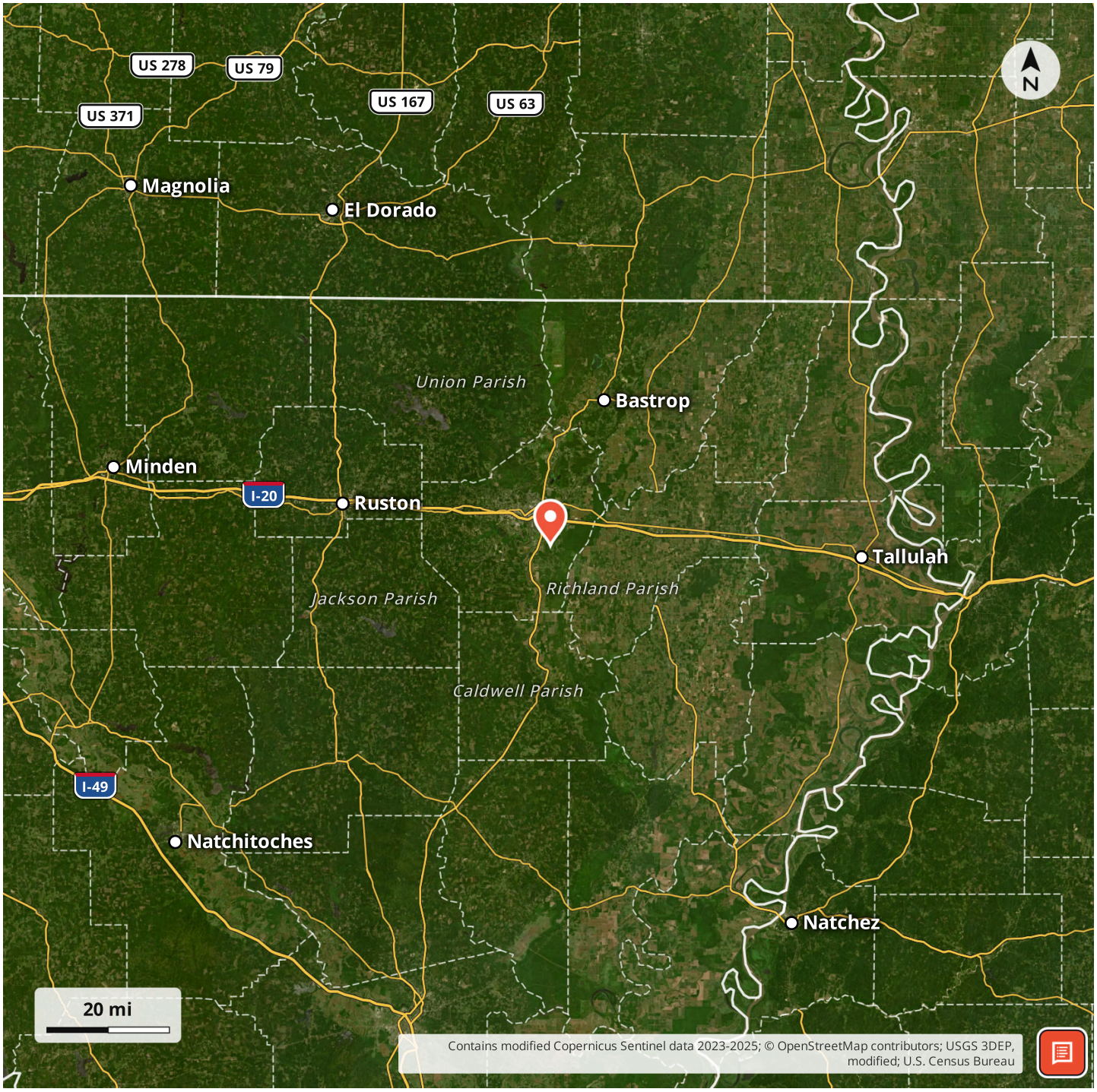
Acreage and boundaries are approximate and should be independently verified.



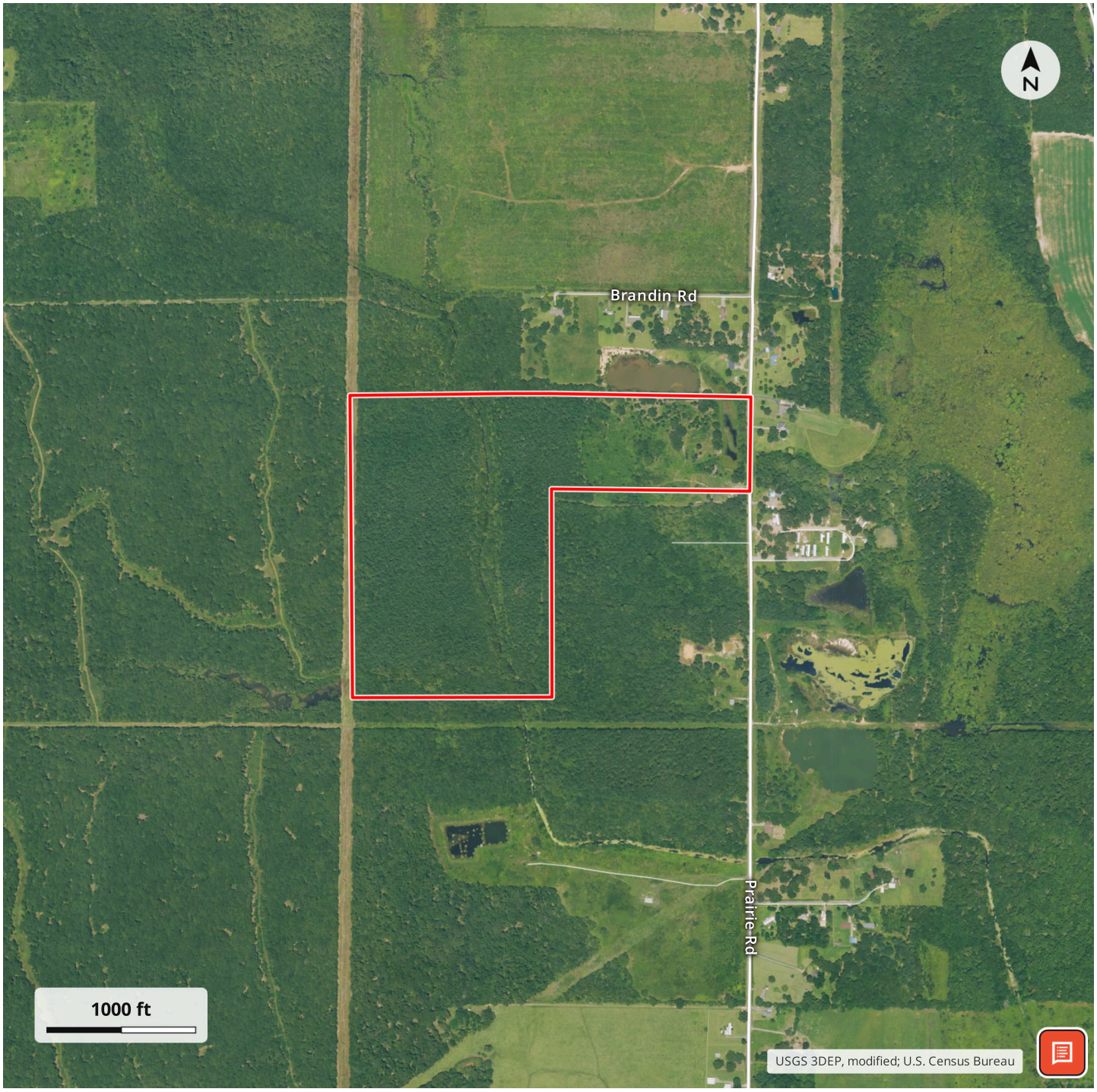




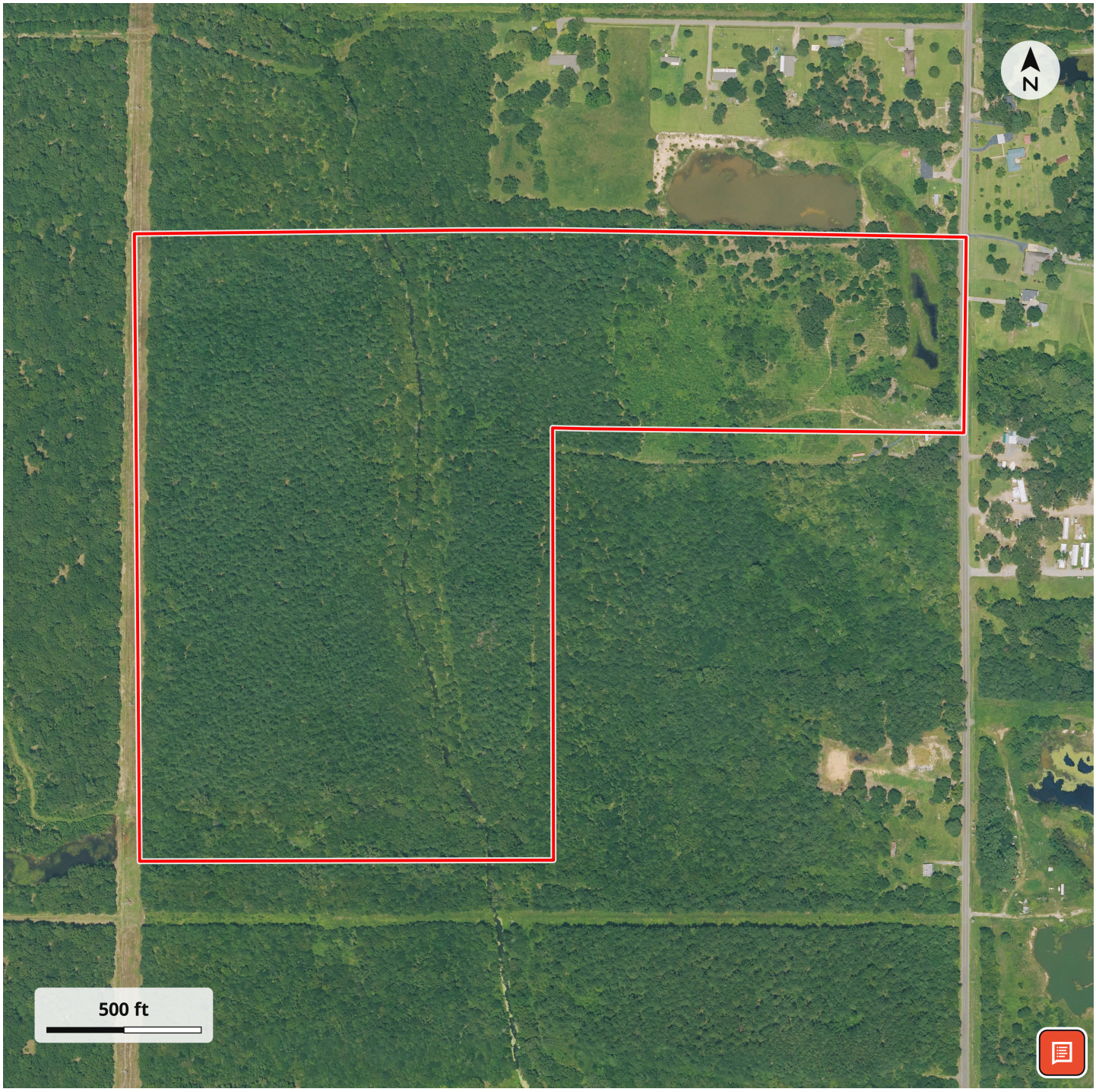

Regional Map



Locator Map


N
Brandin Rd
Prairie Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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